PT NE1/4 OF SEC 30-2N-25E
IN OR 1012/1 (EX OR 1985/681 &
OR 2135/1212 & OR 2865/1441)

GEIGER ELIZABETH ANN
45200 OAK TRAIL
CALLAHAN, FL 32011

2026

30-2N-25-0000-0003-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OAK TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,097
TOTAL LAND VALUE - MARKET	211,350
TOTAL MARKET VALUE	6,266
SOH/AGL Deduction	0
ASSESSED VALUE	6,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,266
TOTAL JUST VALUE	213,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1012/0001	10/10/2001	WD	Q	V	01	100
GRANTOR: GEIGER ELIZABETH ANN						
GRANTEE: GEIGER ELIZABETH AN						
0313/0446	4/07/1980	QC	U	V	11	100
GRANTOR: MANEY THOMAS DRAXTEN						
GRANTEE: GEIGER ELIZABETH AN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00	28.00	100	2000	2000	3	26	2,097	

LAND DESCRIPTION

TOTAL OB/XF 2,097

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 N S	0		RL	0.00	0.00	2.90	AC		1.00	1.00	1.00	395.00	395.00	1,146							
2	005902	A	HARDWOOD SI	0		RL	0.00	0.00	17.78	AC		1.00	1.00	1.00	170.00	170.00	3,023							
3	009910	M	MARKET VALUE	0		RL	0.00	0.00	20.68	AC		1.00	1.00	0.70	14,600.00	10,220.00	211,350							

REVIEW DATE 07/07/2026 BY TWA Total Acres: 20.68 Total Land Value: 4,169 Market: 211,350 Agricultural: 4,169 Common: 0 PRINTED 07/09/2026 BY SYS